

BOSTON PUBLIC LIBRARY

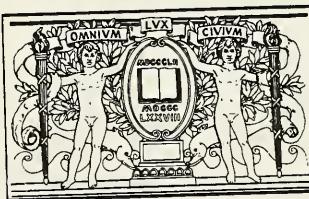
3 9999 06583 013 3

GOV DOC

BRA

2856

[Redacted]



BOSTON
PUBLIC
LIBRARY



GOV DOC

BRA

2856

Gov. 94-686
XW

BOSTON REDEVELOPMENT AUTHORITY

NEIGHBORHOOD
HOUSING & DEVELOPMENT

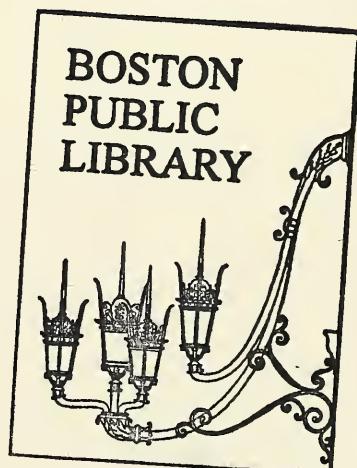
DRAFT FOR STAFF REVIEW

PROJECT DIRECTORY

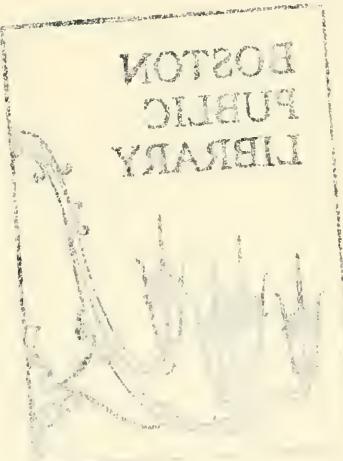
ROXBURY HOUSING AND ECONOMIC DEVELOPMENT

JULY 1989

DRAFT FOR STAFF REVIEW



BOSTON
PUBLIC
LIBRARY



**NHD PROJECT DIRECTORY
ROXBURY HOUSING AND ECONOMIC DEVELOPMENT
TABLE OF CONTENTS**

ROXBURY HOUSING AND ECONOMIC DEVELOPMENT INTRODUCTION AND SECTION OVERVIEWS	1
I. PLANNING AND ECONOMIC DEVELOPMENT INITIATIVES	3
Parcel to Parcel Project 1 (General Information)	
Ruggles Center (Parcel 18)	
One Lincoln Street (Kingston/Bedford)	
Campus High Parcel P-3/NCAAA	
NCAAA Planning/Other planned developments	
Blair Site	
Campus High Parcel P-2C/New Roxbury Post Office	
Campus High Parcel R-14/Cultural Center	
Campus High Parcels SR-14/P-3A	
Dimock Community Health Center	
Dudley CARD (Commercial Area Revitalization District)	
Dudley Commercial Area Planning Study	
Dudley Square/Stull & Lee	
Dudley Street Neighborhood Initiative	
Roxbury Heritage State Park	
Roxbury Investment Corporation	
Roxbury IPOD (Interim Planning Overlay District)	
Southwest Corridor Parcels 9 & 10	
Southwest Corridor Parcel 17/NU Parking Garage	
Southwest Corridor Parcel 17x/School Track	
Washington Park Parcel F-6 (Grove Hall)	
Washington Street Corridor Study/Stull & Lee	
Washington Street Replacement Service/MBTA	
22-26 Warren Street	
29 Hazelwood/SMILE Preschool/Parcel H-6b	
851 Albany/Gold Key/Parcel X-40	
95 Dudley Street	
II. CAPITAL IMPROVEMENT PROJECTS	12
Campus High Parcel P-3	
Cedar Square Park	
Douglass Plaza	
Fountain Hill Square Phase I	
Garrison Trotter Way	
John Eliot Square	
New Dudley Street Phase II	
Parcel 18 Plaza	



NHD PROJECT DIRECTORY
ROXBURY HOUSING AND ECONOMIC DEVELOPMENT
TABLE OF CONTENTS

III. DISPOSITION HOUSING	15
14-20 Linwood Street	
32 Dale Street	
63 Highland Street	
7,8 Alvah Kittredge Square	
Bartlett Court	
Contractors Association of Boston	
Conkling/Garrison-Trotter Phase I	
Douglass Plaza Phase I	
Douglass Plaza Phase II	
Fountain Hill Phase I	
Fountain Hill Phases II&III	
Garrison-Trotter Phase II	
Infill Phase I	
Infill Phase II	
Marcella Street Townhouses	
St. James Estates	
Washington Park Parcel J5-B	
Washington Park Parcels F3a, 3b	
Winslow Court Phase I	
Winslow Court Phase II	
IV. SOUTH END DISPOSITION HOUSING	19
Roxbury Corners/Parcel 29A and 1777-1789 Washington	
Langham Court	
Parmalee Court	
V. PFD AND PRIVATE HOUSING	20
Nuestra/Dean & Hollis	
483 Blue Hill Ave.	
Vanness Terrace	
Dacia Block	
Phillip Brooks School	
Southwood/Edgewood	
Lower Roxbury Tenants Cooperative	
Parcel 22	



**NHD PROJECT DIRECTORY
ROXBURY HOUSING AND ECONOMIC DEVELOPMENT
TABLE OF CONTENTS**

VI. SPECIAL PROJECTS 22

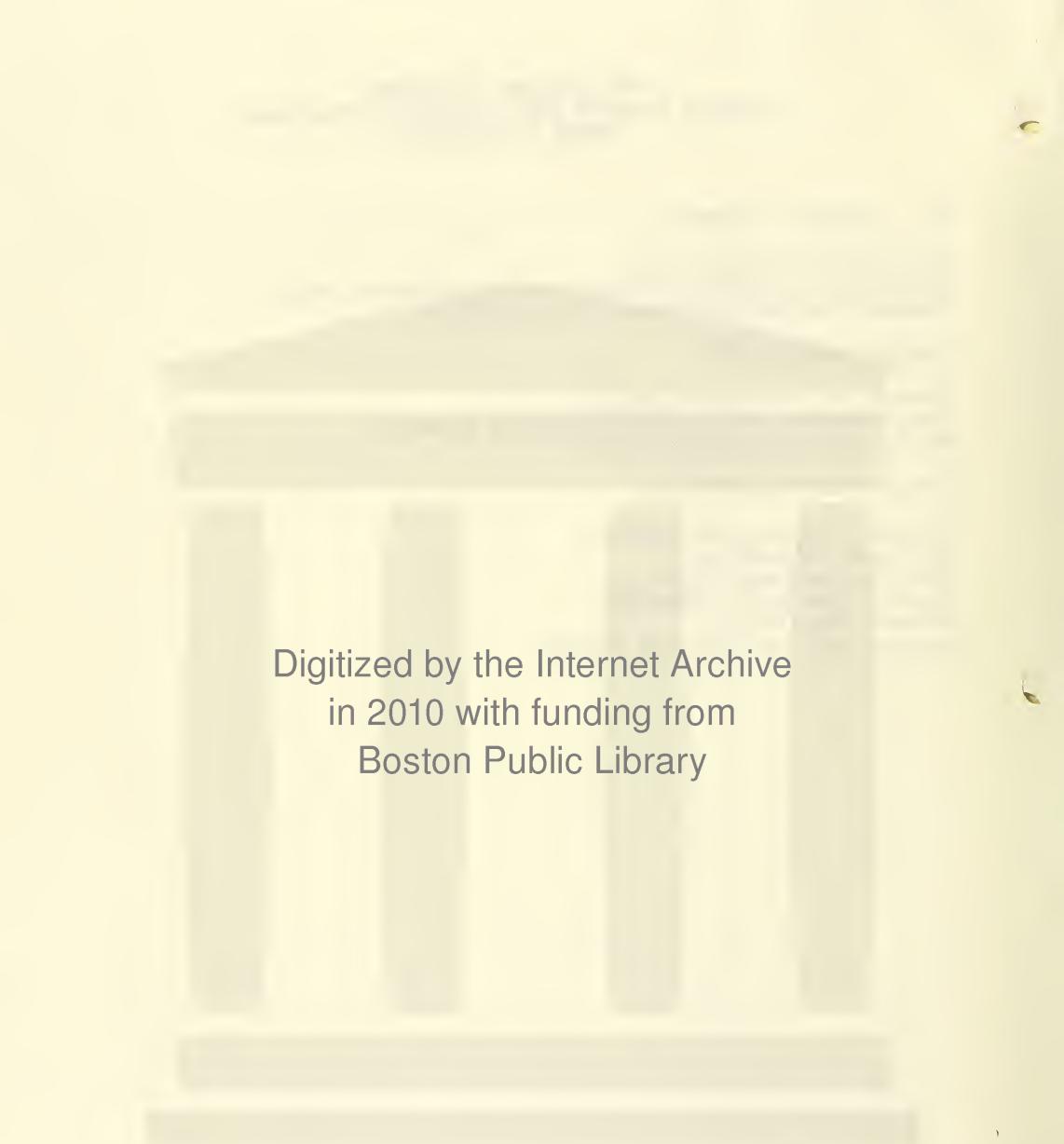
Hale House Rehabilitation
Roxbury Oral History/Madison Park Development Corp.
Westminster-Willard/Mandella Apartments

LEASED PROPERTIES:

Church of the Good Shepherd
Church of the United Community/116 Roxbury
Whittier Street Health Center

ADMINISTRATIVE SERVICES:

Abutter Disposition Program
Business Relocation
Fair Housing and Marketing
Roxbury Community Process
Roxbury Newsletter
Roxbury Engineering and Design

A very faint, blurry background image of a classical building with four prominent columns, possibly a library or courthouse, serves as the backdrop for the text.

Digitized by the Internet Archive
in 2010 with funding from
Boston Public Library

<http://www.archive.org/details/neighborhoodhous00bost>

NHD PROJECT DIRECTORY - ROXBURY
SECTION OVERVIEWS

*ROXBURY PLANNING

NHD seeks to expand economic opportunities that benefit residents of Boston's neighborhoods through the economic inclusion of the community in development. The department expands and enhances the supply of affordable housing and provides other desired neighborhood goods and services. Development activity in Roxbury encompasses a wide range of activities that include programs for individual parcels as well as planning initiatives for large tracts of land. The NHD Project Directory for Roxbury Housing and Economic Development activities is divided into the following sections:

*I. PLANNING AND ECONOMIC DEVELOPMENT INITIATIVES

The mission of economic and community development is: to stimulate the renewal of the Roxbury economy through targeted actions; to leverage private investment; and to provide adequate community infrastructure to support economic development and enhance the life style of the neighborhood. The goals of the program are to create a variety of permanent job appointments, to make opportunities available for ownership of businesses by area residents and to provide the commercial services desired by the neighborhood.

Commercial, institutional, mixed-use and other non-housing developments on BRA disposition parcels are coordinated by Owen Donnelly, Deputy Director for Neighborhood Economic Development.

- * Major economic development planning initiatives, such as short and long-range planning for Parcels 9 and 10, strategic planning for the Dudley Business District, and rezoning through the Roxbury IPOD process, cover broader issues such as light manufacturing zones and industrial reserve districts.
- * Major economic development projects, including Parcel 1B and the southwest corridor parcels, represent more than \$250 million dollars of investment and will create approximately 2500 permanent jobs.

*II. CAPITAL IMPROVEMENT PROJECTS

Capital improvement projects clearly reflect the magnitude of city investment in Roxbury. These improvements provide the infrastructure for leveraging private investment in areas of high public investment activity and enhance the life style of the neighborhood.

- * The 16 capital improvement projects currently funded represent an estimated investment of nearly \$14 million. Approximately 91% of the capital improvement funds are for infrastructure improvements, 4% are directed towards special studies, and other improvements are for parks and building repair.

*III. DISPOSITION HOUSING

NHD carries out the BRA's housing policy by developing programs and projects to expand the supply of housing in Boston's neighborhoods with an emphasis on achieving affordability. The department helps guarantee equal access for all minority and female head of households within the City of Boston to new affordable and market rate units.

- * Housing production on publicly-owned land over the next 2 years is estimated at over 1,000 units with a \$120 million dollars total development cost and more than 800 construction jobs.
- * A substantial portion of this affordable housing pipeline -- 305 units -- is under construction. The combined BRA/PFD pipeline for other 1989-1990 construction starts totals 688 housing units of which nearly two-thirds will be affordable.

(+) +

NHD PROJECT DIRECTORY - ROXBURY
SECTION OVERVIEWS

- * Housing projects not yet under construction to be developed on BRA-owned parcels total 515 units. These include projects such as Garrison Trotter I and Infill II in 1989, Fountain Hill II, Winslow Court II, Parcels P-3A, PSB and Garrison Trotter II in 1990.
- * Other potential housing development sites are Parcels 9 & 10 along Melnea Cass Boulevard. The 60,000sf of Parcel 9 is jointly owned by the BRA and the Commonwealth while Parcel 10 is in public ownership and has been considered for mixed-use development.

*IV. SOUTH END DISPOSITION HOUSING

Disposition housing development in the South End is coordinated by Tom O'Malley, Director of South End Planning and Development. Three of these affordable housing developments fall within the Roxbury IPOD boundaries, and are summarized here.

- * As part of the South End Neighborhood Housing Initiative (SENHI), 3 major development projects comprising 205 new units of housing, of which two-thirds will be affordable to low- and moderate-income households, will be built in the Roxbury IPOD area.

*V. PFD AND PRIVATE HOUSING

This section contains basic information on other current public (PFD, BHA etc.) and private efforts to develop housing in Roxbury.

- * Including Parcel 22, major PFD housing developments underway or planned for the near future total 469 housing units. As many as two-thirds of the new units will be affordable to low- and moderate-income households.

*VI. SPECIAL PROJECTS

A wide variety of ongoing, planning and research, special disposition and development projects related to affordable housing and neighborhood economic development, are described in this section. The section also includes major administrative programs and initiatives.

- * Over the past 4 years the BRA has awarded grants and contracts totalling nearly \$1 million to Roxbury agencies, community development corporations and other community groups for planning and community development purposes.

NHD PROJECT DIRECTORY - ROXBURY
I. PLANNING AND ECONOMIC DEVELOPMENT INITIATIVES

*I. PLANNING AND ECONOMIC DEVELOPMENT INITIATIVES

The mission of economic and community development is: to stimulate the renewal of the Roxbury economy through targeted actions; to leverage private investment; and to provide adequate community infrastructure to support economic development and enhance the life style of the neighborhood. The goals of the program are to create a variety of permanent job appointments, to make opportunities available for ownership of businesses by area residents and to provide the commercial services desired by the neighborhood.

Commercial, institutional, mixed-use and other non-housing developments on BRA disposition parcels are coordinated by Owen Donnelly, Deputy Director for Neighborhood Economic Development.

- * Major economic development planning initiatives, such as short and long-range planning for Parcels 9 and 10, strategic planning for the Dudley Business District, and rezoning through the Roxbury IPOD process, cover broader issues such as light manufacturing zones and industrial reserve districts.
- * Major economic development projects, including Parcel 1B and the southwest corridor parcels, represent more than \$250 million dollars of investment and will create approximately 2500 permanent jobs.

*PROJECT BRIEFING: Parcel to Parcel Project 1

.Project Manager	* Anthony Williams/Pam Wessling
.History	* Columbia Plaza Associates, selected in June of 1987 through a competitive process to be the minority development partner, will receive at least 30 percent equity interest in the two projects.
.History	* Metropolitan Structures was selected March 1988 by CPA, the City, the State, and both the Chinatown and Roxbury communities to co-develop the Kingston-Bedford and Parcel 1B sites. The development partnership is called Metropolitan/Columbia Plaza Venture.
.Overview	* The first Parcel to Parcel Linkage project links the city-owned Bedford Street parking garage and a parking lot on Essex Street with Parcel 1B, a state-owned site in Roxbury.
.Overview	* The Kingston-Bedford site is being proposed principally as a commercial development. Preliminary plans call for a mix of office space, retail shops, parking, and a network of attractive public spaces and pedestrian walkways that provide easy access to buildings in the Financial District and Chinatown.
.Overview	* The Parcel 1B site is being proposed to accommodate a major commercial center with two mid-rise office buildings, retail space, hotel uses, a community and cultural center, and an underground garage.
.Overview	* Community benefits as described in the Draft Memorandum of Understanding include: the Community Development Fund, Housing and Jobs Linkage (pursuant to ZDC Articles 264, B); application of the City's Resident Jobs Policy to both construction and permanent jobs created through the developments, on-site child care facilities; 30% MBE/WBE utilization goal for all associated contracts plus technical assistance and outreach for MBE/WBEs; \$100,000 challenge (planning) grant for the Neighborhood Council and Task Force; \$400,000 challenge grant for developing minority capacity to obtain management level positions in the real estate industry; 30% MBE retail goal; small business "incubator" space and program; and employment notice centers in the communities,
.Overview	* Housing Linkage will be committed through Housing Creation, with the funds from both developments to be split evenly between the Roxbury and Chinatown communities to support the development of Parcel 22 in Roxbury and Parcels R3 and R3A in Chinatown (a.k.a. Parcels A and B)

NHO PROJECT DIRECTORY - ROXBURY
I. PLANNING AND ECONOMIC DEVELOPMENT INITIATIVES

.Status/Issues	* Community benefits Memorandum of Agreement has been drafted, awaiting execution. Resolution of the Community Development Fund apportionment and final Community Benefits Plan (interpretation of the MoA) are delaying final approvals.
.Milestone	* Community Benefits Agreement executed est. 6/89
.Milestone	* Final Designation est. 11/89

*PROJECT BRIEFING: Ruggles Center (Parcel 1B)

.Project Manager	* [Pam Wessling]/John Noone
.History	* Draft Environmental Impact Report submitted 3/89
.History	* Development Agreement among the BRA, the MBTA, and Metropolitan/Columbia Plaza Venture which defines each party's responsibilities with respect to the development of Parcel 1B, executed 4/89.
.History	* One year standard license agreement with the Parcel 1B+ Task Force for the purpose of occupying an office on the first floor of 2406 Washington St. (old Dudley Site Office) for the Task Force's Executive Director and her assistant, executed 4/89.
.History	* MWRA selected Parcel 1B as future headquarter site, 5/24/89. The site was one of 17 sites, and one of six finalists, competing for the headquarters relocation from the Navy Yard. The MWRA decision calls for occupancy by June '91.
.History	* EIR: Preliminary Adequacy Determination est. 5/89
.History	* DEQE Chapter 21E (Hazardous wastes) waiver acceptance, risk assessment and remediation plan, 5/89.
.History	* Zoning: Master Planned Development Area application and notice of hearing, 5/89.
.Overview	* Parcel 1B is a 5.6 acre site located adjacent to Ruggles Station at the intersection of Ruggles and Tremont Street.
.Overview	* Current development program calls for total development of 735,000 sf, with 515,000 sf office space, 182,500 sf hotel space, 25,000 sf retail space, 13,000 sf childcare space, and parking for approximately 900 cars. Total development cost is estimated to be \$275 million.
.Overview	* Draft Community Development Fund calls for 10% of developer's fee plus 5% net operating income plus 10% of any net financing proceeds if the outstanding debt is refinanced plus 10% of net sale proceeds.
.Milestone	* Zoning: BRA action on Master Plan and Development Plan and Interim Permit, est. 6/89.
.Milestone	* Zoning: Minor modification to Urban Renewal Plan, est. 6/89.
.Milestone	* Completion of Land Acquisition transactions with UMTA, DPW, MBTA, City, BRA, MCPV, and MWRA, est. 6/89.
.Milestone	* EIR: Submission of Final Environmental Impact Report, est. 7/89.
.Milestone	* Zoning: Boston Zoning Commission and Mayoral approval of MPDA, est. 7/89
.Milestone	* EIR: Secretary of EDEA comments on Final EIR, est. 8/89

*PROJECT BRIEFING: One Lincoln Street (Kingston/Bedford/Essex)

.Project Manager	* [Pam Wessling]/John Noone
.History	* Public Hearing regarding the Chapter 121A Application for the development of an underground garage at the Kingston-Bedford-Essex Site, 3/89.
.History	* Draft Environmental Impact Report submitted, 4/89
.History	* DEQE Chapter 21E (Hazardous wastes) waiver application submitted 5/89
.Overview	* Draft Environmental Impact Report examines the environmental and socioeconomic consequences associated with each of six development scenarios ranging from 580,000 to 1,005,000 gross square feet, with heights from 240 to 465 feet (19-35 floors).

NHD PROJECT DIRECTORY - ROXBURY
I. PLANNING AND ECONOMIC DEVELOPMENT INITIATIVES

- .Overview * Community Development Fund is \$2,000,000 plus \$800,000 annually for ten years (total \$10M)
- .Milestone * EIR: Secretary of EDEA comments on Draft EIR est. 6/89
- .Milestone * Land Acquisition: Public Improvements Commission street and vertical discontinuances approved est. 6/89
- .Milestone * Design: Schematic approval est. 6/89
- .Milestone * Mass. Historic Commission approval est. 6/89
- .Milestone * Zoning: Submission of Planned Development Area application est. 6/89
- .Milestone * Land Acquisition: Sale & Construction Agreement approved by BRA, Real Property Board, Public Facilities Commission, and City Council, est. 7/89
- .Milestone * Design: Design development submission est. 8/89
- .Milestone * DEOE Chapter 21E (Hazardous wastes) waiver acceptance, risk assessment studies, and remediation plan est. 8/89
- .Milestone * EIR: Submission of Final Environmental Impact Report est. 8/89
- .Milestone * PDA approval by BRA, Boston Zoning Commission and Mayor est. 8/89
- .Milestone * EIR: Secretary of EDEA comments on the Final EIR est. 9/89
- .Milestone * Design: Design development approval est. 9/89

*PROJECT BRIEFING: Campus High Parcel P-3/NCAA

- .Project Manager * Phil Zeigler
- .History * Tentative Designation of the National Center for Afro-American Artists as co-redeveloper of the site. NCAA will work with the BRA to draft an RFP and select a developer for the site. Proceeds from the development of P-3 will be used to assist other NCAA planned developments in the area. 6/88
- .Overview * Development will leverage funds to complete other developments planned by the National Center for Afro-American Artists.
- .Status/Issues * Community approved RFP with Board Memo authorizing advertisement are prepared. Board Action is delayed until final decision is made on siting of future Public Safety headquarters.
- .Milestone * Authorization to Advertise RFP Est. 7/89

*PROJECT BRIEFING: NCAA Planning/Other planned developments

- .Project Manager * Phil Zeigler
- .Overview * The National Center for Afro-American Artists has embarked upon an inspiring venture to finance capital improvements for its facilities and to establish an endowment fund for its operations.
- .Overview * The institutional development plan envisions the rehabilitation of the Elma Lewis School of Fine Arts, the restoration of the Museum of the NCAA, the reconstruction of the Playhouse in the Park, and the construction of a new Performing Arts Center.
- .Overview * The State has allocated \$4 million toward the NCAA facility capital improvements through the Roxbury Heritage State Park Program.
- .Status/Issues * Campus High Parcel P-3, a 6.78 acre site at Tremont and Whittier Streets, has been identified as a potential source of NCAA linkage funds. RFP prepared, awaiting final decision on P-3 future use.

*PROJECT BRIEFING: Blair Site

- .Project Manager * Owen Donnelly
- .Overview * Planning efforts with the Dudley Merchants Association and other neighborhood groups focus on both short-term uses and long-term development plans.

NHD PROJECT DIRECTORY - ROXBURY
I. PLANNING AND ECONOMIC DEVELOPMENT INITIATIVES

.Status/Issues * The site has been mentioned as a possible site for a new Public Safety headquarters.

*PROJECT BRIEFING: Campus High Parcel P-2C/New Roxbury Post Office

.Project Manager * Owen Donnelly
.History * Final Designation 9/88
.Overview * Parcel P-2C is a 115,000 square foot parcel bounded by Roxbury Street and Shawmut Ave. next to Madison Park High School and the Hubert Humphrey Occupation Center.
.Overview * Estimated total development cost is \$9.2 million.
.Milestone * All approvals by the regional and Washington office of the US Postal Service are expected by June of 1989.
.Milestone * Working Drawings Est. 2/90
.Milestone * Groundbreaking Est. Spring 1990
.Milestone * Certificate of Completion Est. Summer 1992

*PROJECT BRIEFING: Campus High Parcel R-14/Cultural Center

.Project Manager * (Muhammad Abdus-Sabur)
.History * The Muslim Council of Boston has requested the use of Roxbury land to construct a Mosque facility. Parcel R-14, located at the corner of Elmwood and New Dudley Streets and is comprised of approximately 70,000 sf of vacant land, was identified as a potential development site.
.Overview * The parcel is jointly owned by the City and the BRA, and contains an easement for access to an abutting condominium project.
.Status/Issues * In the interest of fairness, the Highland Park Joint Disposition Committee has recommended the following disposition process: BRA uses RFQ process to develop RFP site development specifications. BRA then issues RFP for cultural center or cultural use on the site.
.Milestone * RFQ drafted and ready for release est. 7/89
.Milestone * RFP drafted and ready for release est. 9/89

*PROJECT BRIEFING: Campus High Parcels SR-14/P-3A

.Project Manager * Owen Donnelly
.Overview * Adjoining Parcel P-3 (currently designated to NCAAA) and across Tremont Street from Parcel 18, these parcels total approximately 67,000 sf, split in ownership among the City, the BRA, and the State (DCPD).
.Status/Issues * Planning for these parcels will be conducted in conjunction with short and long term planning for nearby Southwest Corridor Parcels 9 and 10.

*PROJECT BRIEFING: Dimock Community Health Center

.Project Manager * Owen Donnelly
.Overview * The revitalization and expansion of the Dimock community Health Center (DCHC), which occupies a nine acre campus of historic buildings in Roxbury, centers on a capital fund raising plan for real estate improvements.
.Overview * The goal is to raise enough funds to enhance the Center's ability to provide quality health care and social services to the community through rehabilitating and reusing this historic campus; roughly half of the estimated \$14 million total development cost must be raised through charitable contributions.
.Overview * The phased rehabilitation plan is expected to be accomplished over the next eight to ten years if fund raising can be coordinated carefully.
.Status/Issues * The BRA is considering conveying land to DCHC, which is exploring the option of forming a joint venture for the

NHD PROJECT DIRECTORY - ROXBURY
I. PLANNING AND ECONOMIC DEVELOPMENT INITIATIVES

purpose of planning the project.

*PROJECT BRIEFING: Dudley CARD

.Project Manager * Owen Donnelly
.Overview * The Dudley Business District's classification as a Commercial Area Revitalization District (CARD) qualifies the area for the State's office space leasing program.
.Status/Issues * The State has committed to lease approximately 100,000 sf of office space in the Dudley Stateion area pending the rehabilitation of buildings in the area by the end of 1989.

*PROJECT BRIEFING: Dudley Commercial Area Planning Study

.Project Manager * Owen Donnelly
.Overview * A major component of the BRA's effort to rebuild the economy of Roxbury; address the deterioration of the business district which has accelerated in recent years due largely to major changes in the transportation facilities serving the Southwest Corridor Area.
.Overview * A physical development plan and implementation program will be prepared to upgrade and improve the district.
.Overview * The BRA is working closely with the Dudley Merchants Association, Dudley area property owners, the Roxbury Neighborhood Council and other neighborhood groups interested in the project.
.Overview * Planning will be carried out within the context of the Roxbury IPDD. The project will encompass the IPDD's Dudley Square planning subdistrict and incorporate the Dudley Terminal special study area as well.
.Overview * Key goals are to increase the present level of private investment, encourage investment in building rehabilitation, assist in efforts to redevelop the Dudley Terminal and make the necessary public improvements in streetscape, parking, and open space to make the area more attractive and functional.

*PROJECT BRIEFING: Dudley Square/Stull & Lee

.Project Manager * Owen Donnelly
.History * Authorization to extend (additional \$35,000, twelve months) existing consultant contract, 5/89. General scope of services to prepare physical development plan and an economic development program for the Dudley Square Business District.
.Overview * Planning and implementation study to address many of the issues described above under Dudley Commercial Planning Study.
.Status/Issues * Finalizing scope of services (to include study of urban design and building uses in Dudley Square).
.Milestone * Contract complete and executed Est. 6/89

*PROJECT BRIEFING: Dudley Street Neighborhood Initiative

.Project Manager * Andrea D'Amato
.Project Manager * PFD will help assemble the 15 acres of vacant public land with the needed vacant private land.
.History * The BRA has authorized DSNI to form a 121A Urban Redevelopment Corporation with eminent domain powers in November of 1988.
.Overview * DSNI is a community group formed to stem the tide of disinvestment in the Dudley Triangle Area of Roxbury. Their immediate goal is to develop scattered, small size plots of vacant public and private land to construct approximately 500 units of low and moderate income

NHD PROJECT DIRECTORY - ROXBURY
I. PLANNING AND ECONOMIC DEVELOPMENT INITIATIVES

.Overview * housing, supporting commercial uses, and open space.
 * The total cost of the project is estimated at \$64.5 million of which approximately \$2.5 million will be used for land acquisition. The City has agreed to use funds from the PFD BUILD program and DSNI has secured \$1 million from CUIC as collateral for those funds. They have also applied for additional funding from the Ford Foundation.

.Status/Issues * Finalizing legal contract.

.Status/Issues * Seeking Chapter 121B funding; seeking funding for predevelopment planning, site surveying and engineering work.

.Milestone * Completion of the development plan with PFD est. 8/89.

.Milestone * Issuance of RFP est. 9/89.

.Milestone * Construction starts expected by Spring 1990.

***PROJECT BRIEFING: Roxbury Heritage State Park**

.Project Manager * Joan Smith
.Project Manager * Project is managed by a small committee supported by the State Department of Environmental Management.

.History * Administrative conference held in May 1989 to pull together State and local agencies and re-initiate planning for the project.

.Overview * In conjunction with the Roxbury Heritage State Park program, the BRA will convey to RHSP a number of small open space parcels in the Dudley Square area.

.Overview * The development of the Roxbury Heritage State Park includes the rehabilitation of the Dillaway-Thomas House along with parking and support facilities as a visitor center, open space and pedestrian improvements in the John Eliot Square area, and the formulation and operation of a variety of educational programs regarding the history of Roxbury.

.Status/Issues * Questionnaire sent out by RHSP as follow-up to the administrative conference to identify what agencies, monies and purposes are involved.

.Status/Issues * State funding a major issue.

.Milestone * Memorandum of Understanding, site leases prepared est. 7/89.

***PROJECT BRIEFING: Roxbury Investment Corporation**

.Project Manager * Andrea d'Amato
.History * Document describing Corporate Models completed 5/89.

.Overview * A BRA research effort to help determine the best and most appropriate corporate structure for a community controlled entity which will stimulate private investment in the Roxbury area.

.Overview * A four phased strategy has been designed to determine the potential corporate model, activity profile, financial portfolio and investment strategies for the RIC. Each phase will involve extensive community review and participation.

.Status/Issues * Preliminary research work has been conducted by the BRA; in the near future a working committee comprised of Roxbury experts in various areas of economic development and community enterprise will be established to review and guide the formation of the RIC.

.Milestone * Activity Profile Document est 6/89.

.Milestone * Financial Portfolio Document est. 7/89.

.Milestone * Investment Strategies Document est. 8/89.

***PROJECT BRIEFING: Roxbury IPOD**

.Project Manager * [Muhammad Ali-Salaam]
.Overview * Through the Roxbury IPOD planning process, the BRA is working with the community to incorporate the findings

NHD PROJECT DIRECTORY - ROXBURY
1. PLANNING AND ECONOMIC DEVELOPMENT INITIATIVES

of comprehensive planning studies into a rezoning of the area which ensures that future development is compatible with the goals of the community.

.Overview * The IPQD is a community-based BRA planning and zoning initiative in which Planning and Zoning Advisory Committees in sub-neighborhoods (SPZACs) review zoning policies and potential development strategies in the area.

.Milestone * Completion of the planning process - draft permanent zoning ready for review - Est 9/89

*PROJECT BRIEFING: Southwest Corridor Parcels 9 & 10

.Project Manager * Owen Donnelly

.Overview * Parcel 9 lies entirely within the South End Urban Renewal Area and is 54,229 sf; Parcel 10 lies partially in the South End Urban Renewal Area and is 89,522 sf.

.Overview * The BRA owns the majority of Parcel 9, which lies in an Affordable Housing Reserve area and thus involves the BHA in planning discussions, and a portion of Parcel 10. The BRA expects to acquire the balance of the sites from the State (DCPO) and the City. Land was originally obtained by State for construction of the inner belt.

.Overview * A number of development scenarios have been considered for the sites including mixed-income housing, commercial or retail space, and mixed-use development.

.Status/Issues * Progress on Parcel 9 planning is on hold pending the final decision on the siting of a new Public Safety headquarters in the area.

*PROJECT BRIEFING: Southwest Corridor Parcels 17/NU Parking Garage

.Project Manager * Owen Donnelly

.Overview * Parcel 17x is planned for the redevelopment of a \$35 million dollar school track facility.

*PROJECT BRIEFING: Southwest Corridor Parcel 17x/School Track

.Project Manager * Owen Donnelly

.Overview * Parcel 17 is planned for a parking garage containing 995 spaces, to be completed by Northeastern University at a cost of \$9 million.

*PROJECT BRIEFING: Washington Park Parcel F-6 (Grove Hall)

.Project Manager * Dave Baker

.Overview * Street address is 461-465 Blue Hill Ave.

.Overview * Conveyance of parking lot to PFD to allow for use of CDBG funds to revitalize and upgrade. Following construction, lot will be leased to Neighborhood Development Corporation for continuing maintenance.

.Milestone * Authorization to Convey to PFD for construction of parking lot Est. 6/89

.Milestone * Groundbreaking Est. 7/89

*PROJECT BRIEFING: Washington Street Corridor Planning/Stuul & Lee

.Project Manager * Project is managed by Neighborhood Planning and Zoning department.

.History * Consultant contract (\$45,000, six months) to provide urban design and land-use planning options along the Washington Street Corridor, 1/89.

.Overview * The Washington Street Corridor is a vital transportation link between Roxbury, South End, Chinatown, and Jamaica

NHD PROJECT DIRECTORY - ROXBURY
I. PLANNING AND ECONOMIC DEVELOPMENT INITIATIVES

.Plain.
.Overview * Planning the development, rezoning, and disposition policies for this area requires coordination with the Washington Street Corridor Coalition, Heritage Park plan, and a number of public agencies and community groups that own, control, or have an interest in property along the corridor.
.Overview * The planning goal is to prevent displacement of residents and small businesses and encourage community based uses that provide services to the community.
.Overview * Financial resources include loans to small businesses through the PFD stabilization fund.
.Milestone * Expiration of Stull & Lee contract period, 7/89.

*PROJECT BRIEFING: Washington Street Replacement Service/MBTA

.Project Manager * Owen Donnelly
.Overview * The BRA is also monitoring MBTA plans for replacement service for the El along Washington Street, to Dudley. The alternatives being considered are light rail vehicles (LRV), diesel bus, and electric bus (trackless trolley).
.Status/Issues * Current MBTA estimates for Washington Street replacement service are \$20 million for design and Washington Street construction (Phase I) and \$80 million for implementation and Green Line connection (Phase II). 30% of the design plans to be completed by early 1990.

*PROJECT BRIEFING: 22-26 Warren Street

.Project Manager * Major Lewis
.History * Tentative designation and early entry granted to Charles Calvey, 5/86.
.History * Letter to Ken Wade of RNC 1/87 asking for progress toward final designation; response from PFD 1/87 supporting extension of the tentative designation; extension recommended by BRA staff 2/87.
.History * Final designation and conveyance?
.Overview * Rehabilitation of commercial building bounded by Warren and Taber St.s across from Dudley Station. Structure is 9,240 gsf in a single story commercial structure on a 4,592 sf parcel.
.Status/Issues * Construction underway.

*PROJECT BRIEFING: 29 Hazelwood/SMILE Preschool/Parcel H-6b

.Project Manager * Laura Burns
.History * Tentative Designation 10/88
.Overview * Washington Park Parcel H-6b

*PROJECT BRIEFING: 851 Albany/Gold Key/Parcel X-40

.Project Manager * Bob McGilvray
.History * Tentative Designation and authorization to grant an early entry license for soil testing, 5/89.
.Overview * Campus High Parcel X-40
.Overview * Construction of permanent disposal facility for Gold Key Chain Disposal.

*PROJECT BRIEFING: 95 Dudley Street

.Project Manager * Bob McGilvray
.History * RFP advertised 1/89 for emergency repairs

NHD PROJECT DIRECTORY - ROXBURY
I. PLANNING AND ECONOMIC DEVELOPMENT INITIATIVES

- .History * Proposals Due 2/89
- .History * Tentative Designation, Erickson Investment and Development Company, 5/89.
- .Overview * Emergency repairs to building on the corner of Dudley and Washington opposite 2406 Washington (old site office) in Dudley Square. Building sits on the edge of the proposed path for New Dudley Phase II.

NHD PROJECT DIRECTORY - ROXBURY
II. CAPITAL IMPROVEMENT PROJECTS

*II. CAPITAL IMPROVEMENT PROJECTS

Capital improvement projects clearly reflect the magnitude of city investment in Roxbury. These improvements provide the infrastructure for leveraging private investment in areas of high public investment activity and enhance the life style of the neighborhood.

* The 16 capital improvement projects currently funded represent an estimated investment of nearly \$14 million. Approximately 91% of the capital improvement funds are for infrastructure improvements; 4% are directed towards special studies, and other improvements are for parks and building repair.

*PROJECT BRIEFING: Campus High Parcel P-3

.Project Manager	* Phil Zeigler
.Overview	* New street construction, sidewalks, pedestrian improvements, and landscaping; includes Environmental Impact studies and market analysisj (updates).
.Overview	* Total Cost Estimate: \$477,000 (design) \$2,914,000 (construction)
.Status/Issues	* Funding shortfall: no funding yet, City Capital '89 request for \$477,000 denied; Green Engineering contract approved for New Dudley Phase II only.
.Status/Issues	* Seeking approval of \$50,000 to begin preliminary environmental and market studies

*PROJECT BRIEFING: Cedar Square Park

.Project Manager	* Dave Baker
.History	* Design complete 3/89.
.Overview	* Restoration of the park
.Overview	* Total Cost Estimate: \$200,000
.Overview	* Funding: City Capital '88 - Parks Dept. (\$175,000) Browne Fund (\$25,000)
.Status/Issues	* Memorandum of Understanding with Parks Department under review; unnecessary if land is transferred. Project is on hold pending final decision on transfer.
.Status/Issues	* Bid and construction to be done by Parks Department.

*PROJECT BRIEFING: Douglass Plaza

.Project Manager	* Laura Burns
.History	* Engineer and landscape architect contract approved 1/89
.History	* PIC Hearing held 6/1/89,
.Overview	* Construction of new roadway through the middle of Parcel 16 in conjunction with housing developments on either side, including sidewalks, trees, and lights.
.Overview	* Reconstruction of Camden Street including sidewalks, trees and lights.
.Overview	* 4,000 SF public plaza
.Overview	* Total Cost Estimate: \$966,700
.Overview	* Funding: CDAG approved 1987 (\$966,700)
.Status/Issues	* Housing construction is near complete.
.Status/Issues	* Design of plaza is 50% complete.
.Milestone	* Construction Start Est. 8/89
.Milestone	* Construction Complete Est. 5/90

*PROJECT BRIEFING: Fountain Hill Square Phase I

.Project Manager	* David Baker
.History	* Authorization to award bid 10/26/88: Mario Susi & Son (\$569,607.50).



NHD PROJECT DIRECTORY - ROXBURY
II. CAPITAL IMPROVEMENT PROJECTS

.History	* Capital improvements construction start in late March, 1989.
.History	* Housing construction (Phase I) is complete.
.Overview	* Reconstruction of Regent and Herman Streets including lighting, sidewalks, sewers and drains, temporary sidewalks (phase II), new water main service connection.
.Overview	* Total Cost Estimate: \$690,000
.Overview	* Funding: City Capital '88 (\$690,000)
.Status/Issues	* Construction 50% complete.
.Milestone	* Construction Complete Est. 9/89

*PROJECT BRIEFING: Garrison Trotter Way

.Project Manager	* Laura Burns
.Overview	* Create public way with trees and benches along discontinued Harold Street, new sewer line.
.Overview	* Total Cost Estimate: \$250,000
.Overview	* Funding: City Capital '88 (\$120,000)
.Status/Issues	* Funding Shortfall: \$130,000 - City Capital '89 request for \$130,000 denied
.Status/Issues	* Housing developer (Garrison-Trotter Phase II - RFP release est. Summer '89) to do design work.
.Milestone	* Construction Start Est. 3/90
.Milestone	* Construction Complete Est. 9/90

*PROJECT BRIEFING: John Eliot Square

.Project Manager	* David Baker
.Overview	* Reconstruction of parts of Roxbury, Dudley, Bartlett, and Putnam Streets including lighting, sidewalks, small rest areas, drainage work, and trees.
.Overview	* Total Cost Estimate: \$2,419,000
.Overview	* Funding: City Capital '87 (\$1,000,000), Department of Environmental Management (\$800,000)
.Status/Issues	* Funding Shortfall: \$600,000 and growing; pursuing additional fuding from DEM
.Status/Issues	* Engineering and design on hold; Green Engineering contract was approved but only for work on New Dudley Phase II.
.Milestone	* Construction Start Est. Spring '90
.Milestone	* Construction Complete Est. Spring '91

*PROJECT BRIEFING: New Dudley Street Phase II

.Project Manager	* David Baker
.History	* New funds were approved for engineering and design work 5/1/89.
.Overview	* Completion of New Dudley Street through Dudley Square, connecting to Washington Street.
.Overview	* Work out final design for the project; state bids and pays for construction (estimated \$2.7M)
.Overview	* Total Cost Estimate (Design Only) \$70,000
.Overview	* Funding: City Capital '89 (\$70,000)
.Status/Issues	* Moving forward on engineering and design work and archaeological study for the site.
.Status/Issues	* Construction will be delayed due to development of Post Office on Parcel P-2C, New Dudley Street.
.Milestone	* Construction Start Est. Summer '90
.Milestone	* Construction Complete Est. Summer '91

*PROJECT BRIEFING: Parcel 18 Plaza

.Project Manager	* David Baker
.Overview	* Construction of a plaza in the center of the Parcel 18 (Ruggles Center) development. Plaza will experience heavy pedestrian traffic to Ruggles MBTA Station.

NHD PROJECT DIRECTORY - ROXBURY
II. CAPITAL IMPROVEMENT PROJECTS

.Overview

.Status/Issues

- * Funding: City Capital '89 (\$2,010,000)
- * Design work to begin pending approval of final development plan. Draft Environmental Impact Report is currently underway.



NHD PROJECT DIRECTORY - ROXBURY
III. DISPOSITION HOUSING

*III. DISPOSITION HOUSING

NHD carries out the BRA's housing policy by developing programs and projects to expand the supply of housing in Boston's neighborhoods with an emphasis on achieving affordability. The department helps guarantee equal access for all minority and female head of households within the City of Boston to new affordable and market rate units.

- * Housing production on publicly-owned land over the next 2 years is estimated at over 1,000 units with a \$120 million dollars total development cost and more than 800 construction jobs.
- * A substantial portion of this affordable housing pipeline -- 305 units -- is under construction. The combined BRA/PFD pipeline for other 1989-1990 construction starts totals 688 housing units of which nearly two-thirds will be affordable.
- * Housing projects not yet under construction to be developed on BRA-owned parcels total 515 units. These include projects such as Garrison Trotter I and Infill II in 1989, Fountain Hill II, Winslow Court II, Parcels P-3A, P3B and Garrison Trotter II in 1990.
- * Other potential housing development sites are Parcels 9 & 10 along Melnea Cass Boulevard. The 60,000sf of Parcel 9 is jointly owned by the BRA and the Commonwealth while Parcel 10 is in public ownership and has been considered for mixed-use development.

*PROJECT BRIEFING: 14-20 Linwood Street

- .Project Manager * Wendy Lucas
- .History * Certificate of Completion 4/89
- .Overview * 12 units in 3 buildings near Kittredge Square rehabilitated by Urban Investment (Duane Jackson)

*PROJECT BRIEFING: 32 Dale Street

- .Project Manager * Laura Burns
- .History * Tentative Designation 12/81
- .Overview * 24 units, 8 affordable (one-third) to be developed by Pasadena Construction

*PROJECT BRIEFING: 63 Highland Street

- .Project Manager * Bob McGilvray
- .History * Tentative Designation 1/86
- .Overview * 3 unit building near Kittredge Square to be rehabilitated by Sharlene Johnson

*PROJECT BRIEFING: 7,8 Alvah Kittredge Square

- .Project Manager * Laura Burns
- .History * Tentative Designation of Kittredge Square Parcel 8 (8 Alvah Kittredge Square) and authorization for early entry to secure the structure granted to Cruz Development, 4/89
- .History * 8 Alvah Kittredge Square, formerly designated to the Contractors Association of Boston, was singled out for expedited development due to the rapidly deteriorating condition of the building.
- .Overview * Building will be developed in conjunction with abutting, privately owned building at 7 Alvah Kittredge Square.
- .Overview * Combined, the buildings total 8 housing units; three units will be affordable rental units for a short term basis.

NHD PROJECT DIRECTORY - ROXBURY
III. DISPOSITION HOUSING

*PROJECT BRIEFING: Bartlett Court

- .Project Manager * Antonio Torres
- .History * Final Designation 12/86
- .Overview * Final Designation was for a development of 22 units, 8 affordable.
- .Status/Issues * Developer (Ross Associates/Ross Perry) submitted building permit application for 25 unit development without informing the BRA or the community, leading to opposition by the Roxbury Neighborhood Council in the early days of the Roxbury IPDD; developer has not been in touch with the BRA in spite of repeated efforts to contact him.

*PROJECT BRIEFING: C.A.B.

- .Project Manager * Laura Burns
- .History * Final Designation 4/87
- .History * Approval of \$15,000 grant to provide engineering analysis of the five buildings (including 8 Alvah Kittredge), 3/89.
- .History * 8 Alvah Kittredge Square, formerly part of the CAB designation, was singled out for expedited development due to the rapidly deteriorating condition of the building.
- .Overview * 4 buildings in Kittredge Square to be rehabilitated and a vacant parcel to be developed by the Contractor's Association of Boston into 15 units, all affordable.

*PROJECT BRIEFING: Conkling/Garrison-Trotter Phase I

- .Project Manager * Laura Burns
- .History * Final Designation 8/83
- .History * Construction nearly completed, halted in '88
- .History * Cost overruns forced foreclosure by Provident Bank
- .Overview * 15 single family housing units, all affordable (moderate income, homeownership)
- .Milestone * Construction to be resumed est. 9/89
- .Milestone * Certificate of Completion Est. 10/89

*PROJECT BRIEFING: Douglass Plaza Phase I

- .Project Manager * Laura Burns
- .History * Final Designation 6/87
- .History * Groundbreaking 2/88
- .History * Authorization to execute documents necessary to receive a Housing Development Grant approved by HUD (\$3,430,750) for the rental portion of Phase I, 1/89.
- .Overview * Parcel 16, Douglass Plaza, is a mixed use, mixed income housing development located on a 4-acre site bounded by Tremont St., Columbus Ave., Camden St., and Davenport St. in the Lower Roxbury/South End area.
- .Overview * 163 new units, 46 affordable, and 7,000 square feet of commercial space to be developed by Douglass Plaza Associates on the north half of Parcel 16. Construction of the site supported more than 150 jobs and total development cost was approximately \$27 million.
- .Milestone * Certificate of Completion Est. 12/89

*PROJECT BRIEFING: Douglass Plaza Phase II

- .Project Manager * Laura Burns
- .Status/Issues * Planning, developer and community in process of finalizing development concept.

NHD PROJECT DIRECTORY - ROXBURY
III. DISPOSITION HOUSING

*PROJECT BRIEFING: Fountain Hill Phase I

- .Project Manager * Laura Burns
- .History * Final Designation 10/87
- .Overview * 46 units, 20 affordable (43%), to be developed by Taylor Properties.
- .Status/Issues * Construction near complete.
- .Milestone * Certificate of completion est. 12/89.

*PROJECT BRIEFING: Fountain Hill Phases II&III

- .Project Manager * Laura Burns
- .History * Final Designation 10/87
- .Overview * Development plan calls for the construction of an additional 78 units upon completion of Phase I and related capital improvements. Total development will be 50% affordable.

*PROJECT BRIEFING: Garrison-Trotter Phase II

- .Project Manager * Laura Burns
- .Status/Issues * RFP concept has been reviewed extensively by community, awaiting final draft calling for approximately 30 new units of which 50% will be affordable.
- .Status/Issues * Pursuing abutting City-owned parcels to help consolidate the site; development potential 57 Hollander, a BRA-owned parcel, recently evaluated and rejected as an abutter parcel, depends on adjoining City-owned parcel.
- .Milestone * Authorization to Advertise RFP Est. 6/89
- .Milestone * RFP Advertisement Est. 6/89
- .Milestone * Proposals Due Est. 8/89
- .Milestone * Tentative designation est. 11/89

*PROJECT BRIEFING: Infill Phase I

- .Project Manager * Tom O'Malley
- .History * Certificates of Completion 3/9/89; 980 Tremont Street and 105 George Street (first 2 buildings of 17)
- .Overview * Total Infill project is 84 units, 79 affordable (91%) located in seventeen buildings on fourteen sites scattered through Roxbury and North Dorchester. Existing shells were never completed by HUD.
- .Overview * Phase I consists of 48 units of which 40 are affordable.
- .Overview * Developer is Infill Collaborative, formed by four local CDCs
- .Status/Issues * Construction near complete
- .Status/Issues * Certificates of completion expected in waves through June and July, triggering second phase of construction.
- .Milestone * Certificates of Completion Est. 6/89

*PROJECT BRIEFING: Infill Phase II

- .Project Manager * Tom O'Malley
- .Overview * Phase II consists of 36 units, all affordable.
- .Milestone * Phase II Construction Start Est. 9/89
- .Milestone * Phase II Certificates of completion est. 9/90.

*PROJECT BRIEFING: Marcella Street Townhouses

- .Project Manager * Maria Faria
- .History * Final Designation 3/88
- .Overview * 18 units, 6 affordable (one-third), to be developed by Future Group

NHD PROJECT DIRECTORY - ROXBURY
III. DISPOSITION HOUSING

.Status/Issues * Financing problems may delay construction start till 1990.
.Milestone * Groundbreaking Est. 1/90

*PROJECT BRIEFING: St. James Estates

.Project Manager * Laura Burns
.History * Final Designation 1/88
.Overview * 22 units, 8 affordable, to be developed by St. James Estates.
.Overview * Development also includes construction of parking lot for abutting glass business
.Status/Issues * Construction underway
.Milestone * Certificate of completion est. Spring '90.

*PROJECT BRIEFING: Washington Park Parcel J5-B

.Project Manager * Laura Burns
.History * Tentative Designation 12/85
.Overview * 10 off-site affordable units to be developed by Cruz Development in conjunction with Cass House/Roxbury Hills Commons development.

*PROJECT BRIEFING: Washington Park Parcels F3a, 3b

.Project Manager * Ron Fong
.History * Planning
.Milestone * Authorization to advertise RFP Est. 7/89
.Milestone * Advertise RFP Est. 7/89
.Milestone * Proposal Due Est. 10/89
.Milestone * Tentative Designation Est. 1/90

*PROJECT BRIEFING: Winslow Court Phase I

.Project Manager * Ron Fong
.History * Tentative Designation 5/21/85-8/8/85
.History * Board of Appeal Referral 10/86
.History * Final Designation 10/86
.History * Groundbreaking 5/87
.History * Certificate of Occupancy 11/88
.History * Extension of loan repayment guaranty backed by a letter of credit (\$144,500) 1/89.
.History * Certificate of Completion 3/89
.Overview * 24 affordable units developed by Opportunities Industrialization Centers (OIC).

*PROJECT BRIEFING: Winslow Court Phase II

.Project Manager * Ron Fong
.History * Tentative Designation 8/8/85
.History * Planning
.Overview * Current plans call for the construction of 60 new units, 30 affordable (50%).
.Status/Issues * Developer is proceeding with site assembly and organization.

NHD PROJECT DIRECTORY - ROXBURY
IV. SOUTH END DISPOSITION HOUSING

*IV. SOUTH END DISPOSITION HOUSING

Disposition housing development in the South End is coordinated by Tom O'Malley, Director of South End Planning and Development. Three of these affordable housing developments fall within the Roxbury IPDD boundaries, and are summarized here.

- * As part of the South End Neighborhood Housing Initiative (SENHI), 3 major development projects comprising 205 new units of housing, of which two-thirds will be affordable to low- and moderate-income households, will be built in the Roxbury IPDD area.

*PROJECT BRIEFING: Roxbury Corners/Parcel 29A and 1777-1789 Washington

.Project Manager	* Maria Faria
.History	* Tentative Designation of sites separately: Parcel 29A - 10/87, 1777-1789 Washington - 12/88.
.Overview	* The vacant parcel - 29A - was tentatively designated in the first round of SENHI; 1777-1789 Washington is a row of buildings across the street for which developer designation was recently rescinded.
.Overview	* Total development by United South End/Lower Roxbury Development Corporation (UDC) is 47 units of which 32 units will be affordable to low- and moderate-income households.
.Status/Issues	* Seeking SHARP approval
.Milestone	* Board of Appeal Referral Est. 6/89
.Milestone	* Final Designation Est. 12/89
.Milestone	* Groundbreaking Est. 3/90

*PROJECT BRIEFING: Langham Court

.Project Manager	* John Noone
.History	* Tentative Designation 10/87
.History	* Board of Appeal Referral 10/88
.History	* Zoning Approved 11/88
.Overview	* The Four Corners Development Corporation, a non-profit formed by residents of the surrounding neighborhood, will develop this site into 84 units of mixed income housing including a 55 unit (50 affordable) cooperative.
.Overview	* A total of 56 units (two-thirds) will be affordable cooperative or condominium units.
.Milestone	* Final Designation Est. 7/89
.Milestone	* Groundbreaking Est. 8/89
.Milestone	* Certificate of Completion Est. 1991

*PROJECT BRIEFING: Parmalee Court

.Project Manager	* Laura Burns
.History	* Tentative Designation 10/87
.History	* Board of Appeal Referral 3/89
.History	* Approval of non-recourse loan (\$187,000) to provide front-end construction costs, authorization to grant early site entry for foundation work, 5/89.
.Overview	* York Bay Development Corporation will develop this site into 74 new units of housing of which 49 units (two-thirds) will be affordable to low- and moderate-income households.
.Milestone	* Final Designation Est. 7/89
.Milestone	* Groundbreaking Est. 8/89
.Milestone	* Certificate of Completion Est. 1991

*V. PFD AND PRIVATE HOUSING

This section contains basic information on other current public (PFD, BHA etc.) and private efforts to develop housing in Roxbury.

- * Including Parcel 22, major PFD housing developments underway or planned for the near future total 469 housing units. As many as two-thirds of the new units will be affordable to low- and moderate-income households.

*PROJECT BRIEFING: Nuestra/Dean & Hollis

- .Project Manager * (PFD)
- .Overview * 10 units, all affordable, in 5 newly-built duplexes on Dean and Hollis Streets.
- .Overview * Estimated total development cost is \$1.1 million.
- .Status/Issues * Under Construction

*PROJECT BRIEFING: 4B3 Blue Hill Ave.

- .Project Manager * (PFD)
- .Overview * 12 units, all affordable. Rehabilitation of existing building on Blue Hill Ave.
- .Overview * Estimated total development cost is \$1.3 million.
- .Status/Issues * Under Construction

*PROJECT BRIEFING: Vanness Terrace

- .Project Manager * (PFD)
- .Overview * 50 units of which 30 units (60%) will be affordable to low- and moderate-income households.
- .Overview * Estimated total development cost is 5.5 million.
- .Status/Issues * Under Construction

*PROJECT BRIEFING: Dacia Block

- .Project Manager * (PFD)
- .Overview * 29 homeownership units, all affordable up to 110% of SMSA median income.
- .Milestone * Groundbreaking est. 7/89.

*PROJECT BRIEFING: Phillip Brooks School

- .Project Manager * (PFD)
- .Overview * 56 units of which 47 (84%) will be affordable to low- and moderate-income households. School building rehabilitation.
- .Milestone * Groundbreaking est. 7/89

*PROJECT BRIEFING: Southwood/Edgewood

- .Project Manager * (PFD)

*PROJECT BRIEFING: Lower Roxbury Tenants Cooperative

- .Project Manager * (PFD)

NHD PROJECT DIRECTORY - ROXBURY
V. PFD AND PRIVATE HOUSING

*PROJECT BRIEFING: Parcel 22

- .Project Manager * (PFD)
- .History * RFP issued 4/89
- .Overview * Parcel 22 is a vacant site of more than 3.5 acres located along Tremont Street between Prentiss and Ruggles Streets.
- .Overview * RFP issued by PFD in cooperation with the MBTA calls for 150-200 unit mixed-income, owner-occupied, low-rise residential development with parking and 2,000-5,000 square feet of neighborhood-serving retail space.
- .Overview * Total development cost is estimated at \$26 million; housing linkage funds generated by the nearby Parcel 1B project will be considered.
- .Milestone * Developer selection by PFD/MBTA est. 9/89



NHD PROJECT DIRECTORY - ROXBURY
VI. SPECIAL PROJECTS

*VI. SPECIAL PROJECTS

A wide variety of ongoing, planning and research, special disposition and development projects related to affordable housing and neighborhood economic development, are described in this section. The section also includes major administrative programs and initiatives.

* Over the past 4 years the BRA has awarded grants and contracts totalling nearly \$1 million to Roxbury agencies, community development corporations and other community groups for planning and community development purposes.

*PROJECT BRIEFING: Hale House Rehabilitation

.Project Manager	* Jon Layzer
.Overview	* The BRA awarded a contract for \$185,000 to Historic Boston Incorporated and Napolean Jones-Herderson (the owner) for the exterior rehabilitation of the historic Edward Everett Hale house.
.Overview	* The house was relocated to its current location at 12 Morley Street in Kittredge Square in the early 1980s.
.Overview	* Improvement to date under the contract include replacement and repair of the roof, replacement and repair of damaged clapboard, replacement of windows and frames, replacement of gutters and downspouts (copper), and repair and replication of the pillars.
.Status/Issues	* Material savings should allow final exterior painting under the contract.
.Milestone	* Completion of work Est. 7/89.

*PROJECT BRIEFING: Roxbury Oral History/Madison Park Development Corp.

.Project Manager	* Andrea d'Amato
.Overview	* The Madison Park Development Corporation is seeking funding to prepare an oral history of Roxbury. The project would support other efforts by the BRA and the Minority Developers Association to improve the image of the neighborhood and create a cooperative and supportive atmosphere for marketing new housing units.

*PROJECT BRIEFING: Westminster-Willard/Mandella Apartments (121A)

.Project Manager	* Tom O'Malley
.History	* Contract for assessment of rehabilitation and modernization needs awarded to On-Site/lnsight 3/89.
.Overview	* Westminster-Willard is a 276-unit development with a project-based Section 8 contract covering all the housing units.
.Overview	* Because the buildings were constructed on Urban Renewal Land, the property is still subject to MSL Chapter 121A. Under the 121A regulations, any major change in ownership of the property must be reviewed and approved by the BRA.
.Overview	* The current owner (Alphonse Mourad) tried and failed to sell the property (to Edmund Shaasi) several years ago.
.Overview	* Discussions over the past year have focused on seeking a solution involving the eventual sale of the property to a tenant formed limited equity cooperative.

*PROJECT BRIEFING: Church of the Good Shepherd

.Project Manager	* Phil Zeigler
.Overview	* The Church is seeking designation as redeveloper of the site. Materials were sent outlining the steps necessary including disclosure forms, sample pro forma



NHD PROJECT DIRECTORY - ROXBURY
VI. SPECIAL PROJECTS

and LDA.
.Status/Issues * Awaiting developer response and plan to proceed.

*PROJECT BRIEFING: Church of the United Community/116 Roxbury

.Project Manager * Bob McGilvray / Major Lewis
.Status/Issues * Resolve building rehabilitation/insurance issues

*PROJECT BRIEFING: Whittier Street Health Center

.Project Manager * Phil Zeigler
.Overview * The Whittier Street Health Center occupies a building in the corner of Campus High Parcel P-3, just behind the high school.
.Status/Issues * Drafting long-term lease which allows the Whittier Street Health Center to legally operate and be eligible for funding as a health center.
.Status/Issues * Long-term lease on hold pending decision on future use of Parcel P-3 (see Campus High Parcel P-3 under Economic Development/Disposition)
.Milestone * Authorization to execute lease agreement, Est. 7/89

*PROJECT BRIEFING: Abutter Disposition Program

.Project Manager * Major Lewis
.Project Manager * Project coordinated by Real Estate Services department (Mike Kearny).
.History * Program initiated by Board 6/89; 23 parcels citywide in this phase.
.Overview * A working group with representatives from NHD, NPZ, HP, and RES has refined the list, keeping only parcels which are clearly not suitable for anything but accessory parking and garden uses, and do not have outstanding designations or development proposals.
.Overview * Several other parcels for which abutters have already expressed interest are being handled by Major Lewis independently on a parcel by parcel basis.
.Milestone * Notices of availability sent to abutters, est. 6/89

17 Wakullah

*PROJECT BRIEFING: Business Relocation

.Project Manager * Major Lewis
.Overview * Case management of business relocatees in the greater Boston Roxbury area.

*PROJECT BRIEFING: Fair Housing and Marketing

.Project Manager * Joan Smith
.Overview * Monitor compliance with Fair Housing policies and procedures including clearance of RFPs prior to advertisement, screening of RFP respondents prior to Tentative Designation, and approval of an Affirmative Fair Housing Marketing Plan prior to conveyance.

*PROJECT BRIEFING: Roxbury Community Process

.Project Manager * Josephine Thompson-McCall
.Overview * Roxbury neighborhood groups and community leaders of all types are logged on a series of mailing lists. For each group or leader, a file is maintained for correspondence and other relevant information. A schedule of weekly meetings is also maintained.



NHD PROJECT DIRECTORY - ROXBURY
VI. SPECIAL PROJECTS

*PROJECT BRIEFING: Roxbury Engineering and Design

.Project Manager * Mirdza Zeipe
.Overview * Maps for all pipeline projects, all vacant buildable sites; Roxbury Heritage State Park; Dudley Business District; Dudley CARD; Dudley Street Neighborhood Initiative; New Dudley Street Phase II; Washington Street corridor/MBTA.

*PROJECT BRIEFING: Roxbury Newsletter

.Project Manager * Phil Zeigler
.Overview * The Roxbury Newsletter is a tabloid style document outlining Roxbury History, public and private investment in Roxbury, and the future of the neighborhood.



**Report Binder
Stock No./Color**

80571	Black
80572	Lt. Blue
80573	Dk. Blue
80578	Rust
80579	Exec. Red

MADE IN THE U.S.A.

